



City Council
Atlanta, Georgia

02-O-2176

A SUBSTITUTE ORDINANCE Z-02-83
AS AMENDED BY ZONING COMMITTEE DATE FILED: 3-13-03

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA,
GEORGIA** as follows:

SECTION 1: That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **1219 Caroline Street, N.E.** be changed from the **1-2 (Heavy Industrial), 1-1-C (Light Industrial-Conditional) & RG-2 (Residential General-Sector 2)** District (s) to the **C-3-C (Community Residential-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 209 of the 15th District of DeKalb County, Georgia, being more particularly described by the attached legal description.

SECTION 2: If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3: That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

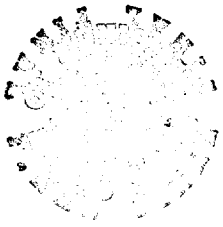
SECTION 4: That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy,

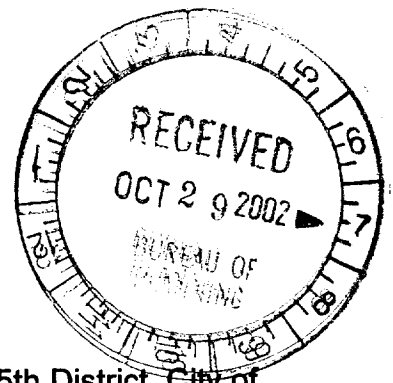
Rhonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED as amended by the Council
APPROVED by the Mayor

APR 21, 2003
APR 21, 2003



202-82



Overall Northern Tract

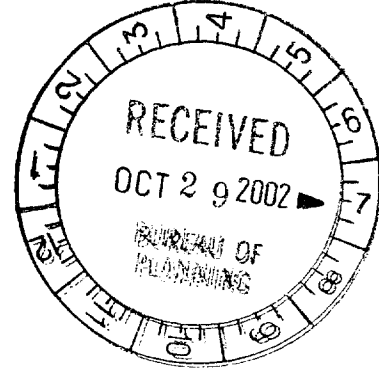
All that tract or parcel of land lying and being in land lot 209 of the 15th District, City of Atlanta, Dekalb County, Georgia, and being more particularly described as follows:

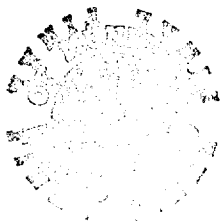
Commencing at the point of intersection of the Northerly right-of-way of Caroline Street (70' right-of-way) and the Easterly right-of-way of Moreland Avenue (variable right-of-way), Said point being the **TRUE POINT OF BEGINNING**. Thence continuing along the Easterly right-of-way of Moreland Avenue (variable right-of-way) the following courses and distances: North 00 degrees 02 minutes 02 seconds West, a distance of 324.95 feet to a point; North 01 degrees 09 minutes 10 seconds East, a distance of 22.01 feet to a point; North 01 degrees 02 minutes 37 seconds West, a distance of 21.38 feet to a point on the Southerly right-of-way of CSX Railroad; Thence leaving said right-of-way of Moreland Avenue and following said right-of-way of CSX Railroad the following courses and distances: along a curve to the to the right, an arc length of 368.57 feet, said curve having a radius of 3132.52 feet with a chord distance of 368.36 feet, at North 64 degrees 05 minutes 22 seconds East, to a point; along a curve to the to the right, an arc length of 406.91 feet, said curve having a radius of 3132.52 feet with a chord distance of 406.63 feet, at North 71 degrees 10 minutes 54 seconds East, to a point; along a curve to the to the right, an arc length of 105.07 feet, said curve having a radius of 3132.52 feet with a chord distance of 105.07 feet, at North 75 degrees 51 minutes 50 seconds East, to a MARTA disk found; North 67 degrees 14 minutes 44 seconds East, a distance of 105.34 feet to a point on the Westerly right-of-way of La France Street; Thence leaving said right-of-way of CSX Railroad and following said right-of-way of La France Street the following courses and distances: along a curve to the to the left, an arc length of 29.90 feet, said curve having a radius of 61.00 feet with a chord distance of 29.61 feet, at South 37 degrees 58 minutes 14 seconds West, to a point; along a curve to the to the left, an arc length of 227.86 feet, said curve having a radius of 61.00 feet with a chord distance of 116.66 feet, at South 83 degrees 05 minutes 16 seconds East, to a point; along a curve to the to the right, an arc length of 26.15 feet, said curve having a radius of 15.01 feet with a chord distance of 22.97 feet, at North 41 degrees 36 minutes 57 seconds East, to a point; North 01 degrees 06 minutes 59 seconds East, a distance of 1.40 feet to a PK nail found; South 82 degrees 29 minutes 47 seconds East, a distance of 157.81 feet to a PK nail found at the point of intersection of the Southerly right-of-way of La France Street and the Westerly right-of-way of Marion Place (50' right-of-way); Thence leaving said right-of-way of La France Street and continuing along said right-of-way of Marion Place South 01 degrees 04 minutes 09 seconds West, a distance of 714.68 feet to a 1/2" rebar found at the point of intersection of the Westerly right-of-way of Marion Place and the Northerly right-of-way of Caroline Street; Thence leaving said right-of-way of Marion Place and continuing along said right-of-way of Caroline Street the following courses and distances: North 89 degrees 04 minutes 04 seconds West, a distance of 839.50 feet to a point; North 87 degrees 40 minutes 41 seconds West, a distance of 332.00 feet to a point at the

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intersection of the Northerly right-of-way of Caroline Street and the Easterly right-of-way of Moreland Avenue; said point being the **TRUE POINT OF BEGINNING**.

Said tract of land contains 16.354 Acres.





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Proposed Overall Southern Tract

All that tract or parcel of land lying and being in Land Lot 209 of the 15th District, City of Atlanta, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at the point of intersection of the Northerly right-of-way of Caroline Street (70' right-of-way) and the Easterly right-of-way of Moreland Avenue (variable right-of-way); Thence South 03 degrees 20 minutes 52 seconds West a distance of 70.65 feet to the point of intersection of the Southerly right-of-way of Caroline Street and the Easterly right-of-way of Moreland Avenue; Said point being the **TRUE POINT OF BEGINNING**. Thence continuing along said Southerly right-of-way of Caroline Street (70' right-of-way) the following courses and distances: South 87 degrees 47 minutes 28 seconds East, a distance of 151.11 feet to a point; South 87 degrees 47 minutes 28 seconds East, a distance of 183.84 feet to a point; South 89 degrees 03 minutes 21 seconds East, a distance of 718.23 feet to a 3/4" rod found; South 89 degrees 03 minutes 57 seconds East, a distance of 122.92 feet to a point at the intersection of the Southerly right-of-way of Caroline Street and the Westerly face of curb of Marion Place (Private Road per Deed Book 8295, Page 721) Thence leaving said right-of-way of Caroline Street and continuing along said face of curb of Marion Place South 01 degrees 12 minutes 29 seconds West, a distance of 613.50 feet to a point at the intersection of the Westerly right-of-way of Marion Place and the Northwesterly right-of-way of Wrenwood Drive (Private Road per Deed Book 8295, Page 721); Thence leaving said right-of-way of Marion Place and following said right-of-way of Wrenwood Drive along a curve to the right, an arc length of 39.10 feet, said curve having a radius of 25.00 feet with a chord distance of 35.24 feet, at South 46 degrees 01 minutes 12 seconds West, to a point on the northerly face of curb of Wrenwood Drive; Thence leaving said face of curb South 08 degrees 08 minutes 02 seconds East, a distance of 13.27 feet to a point; Thence South 00 degrees 00 minutes 53 seconds West, a distance of 93.81 feet to a point; Thence North 89 degrees 59 minutes 07 seconds West, a distance of 55.13 feet to a point; Thence South 00 degrees 05 minutes 36 seconds East, a distance of 136.76 feet to a point; Thence North 89 degrees 45 minutes 09 seconds West, a distance of 476.59 feet to a point; Thence South 00 degrees 09 minutes 29 seconds East, a distance of 150.02 feet to a point located on the Northern right-of-way of Hardee Street (40' right-of-way); Thence along said right-of-way North 88 degrees 04 minutes 00 seconds West, a distance of 62.64 feet to a point at the intersection of the Westerly face of curb of Wrenwood Place and the Northerly right-of-way of Hardee Avenue; Thence leaving said face of curb of Wrenwood Place and continuing along said right-of-way of Hardee Avenue the following courses and distances: South 89 degrees 50 minutes 18 seconds West, a distance of 72.19 feet to a point; North 89 degrees 40 minutes 40 seconds West, a distance of 477.85 feet to a point at the intersection of the Northerly right-of-way of Hardee Avenue and the Easterly right-of-way of Moreland Avenue (variable right-of-way); Thence leaving said right-of-way of Hardee Avenue and continuing along said right-of-way of Moreland Avenue the following courses and distances: North 00 degrees 28 minutes 28 seconds East, a distance of 648.32 feet

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to a point; North 00 degrees 08 minutes 10 seconds West, a distance of 154.50 feet to a point; North 00 degrees 08 minutes 10 seconds West, a distance of 248.85 feet to a point at the intersection of the Easterly right-of-way of Moreland Avenue and the Southerly right-of-way of Caroline Street; said point being the **TRUE POINT OF BEGINNING**.

Said tract of land contains 25.640 Acres.





April 2, 2003

The Honorable Debi Starnes
Council member, District 2
55 Trinity Avenue, S.W., Suite 2900
Atlanta, GA 30303-3584

The Honorable Ann Fauver
Council member, District 6
55 Trinity Avenue, S.W., Suite 2900
Atlanta, GA 30303-3584

Re: Application Z-02-83, Edgewood Retail District Moreland Avenue
Commonly Referred to as The Atlanta Gas Light Property

Dear Council members Starnes and Fauver:

We at The Sembler Company (hereinafter "Sembler") have had a number of discussions with you and Natalyn Mosby Archibong District 5 council member regarding our proposed development. We have listened carefully to your concerns regarding our proposal.

Sembler has expended in excess of \$100,000.00 in traffic studies related to the above-referenced development. One component of this expense was funding for a Traffic Calming Study for an area within approximately ½ mile of our site within the Edgewood and Reynoldstown communities. We believe that these two neighborhoods will experience the most traffic impact. Therefore, they were the first candidates within ½ mile of the site area to be studied for a traffic calming plan and implementation strategy.

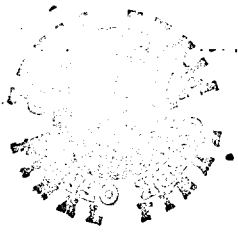
You have expressed your strong concern that Sembler study all of the areas within ½ mile of the proposed development for traffic calming and implementation. Although we believe that other neighborhoods within this ½ mile area will not be as impacted as the Edgewood and Reynoldstown communities, we do agree that there may be some impact. For that reason, Sembler, by this letter commits to the following course of action to help resolve any issues related to traffic calming:

{25039.1} 970191-000007

The Sembler Company

Shopping Center Development & Management

1450 South Johnson Ferry Road, Suite 100 • Atlanta, Georgia 30319 • 404-847-1800 • Fax 404-847-1818



Sembler will retain and pay for a traffic consultant to conduct a study for areas within Inman Park and Candler Park which fall within ½ mile of the site or which are equal to or the same distance to the Edgewood Study Area. The study will include Edgewood Avenue, Euclid Avenue, Lake Avenue and Austin Avenue in Inman Park. The study areas will include Clifton Road, Candler Drive at McClendon and Oakdale Road in Candler Park.

- In addition to the cost of the Traffic Calming Study, Sembler will set aside a sum not to exceed \$100,000.00 as a contribution to the ongoing efforts in Inman Park and Candler Park communities that will serve as funds to match other resources which may be available to implement traffic calming and related improvements in the ½ mile study area. This contribution assumes that the traffic consultant's recommendations are accepted by the neighborhood and approved by the City of Atlanta for implementation.
- Sembler will direct the consultant to begin these studies immediately. Sembler agrees to make this contribution following the issuance of a land disturbance permit by the City of Atlanta for the development of the subject site.

This proposal is also conditioned upon the City Council's approval of the above-referenced Zoning Application with the conditions supported by the Zoning Review Board with the exception that the property be classified as C-3 conditional.

We have also agreed to the addition of another condition which would provide for the provision of shuttle services that would run between the two MARTA stations and Little Five Points in East Atlanta on Thursday, Friday and Saturday during the evening peak hours. A copy of which is attached hereto and incorporated herein by this reference.

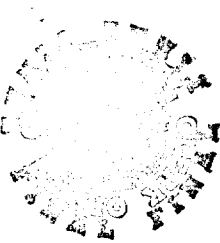
We believe this proposal is a reasonable resolution of the issues related to traffic calming and hope that you will be able to support this very important project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Fuqua", is written over a horizontal line.

Jeff Fuqua

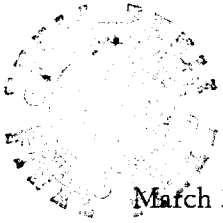
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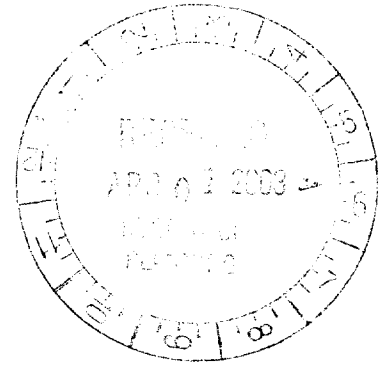
CONDITION

The applicant agrees that at such time as both the home improvement store and the department store are open for business (the "date of inception"), the applicant shall begin operating a shuttle bus during p.m. peak traffic hours, as defined by the City of Atlanta Bureau of Traffic and Transportation, on Thursday, Friday and Saturday, to run between Little Five Points, East Atlanta, the Inman Park/Reynoldstown MARTA station, the Edgewood/Candler Park MARTA station, and the shopping center.

The applicant agrees to operate the shuttle for a twenty-four (24) month period from the date of inception. At the end of the twenty-four (24) month period, the applicant shall have the right to review the usage rate of the shuttle on an annual basis. If, after such annual review, it is determined that less than 25% of the shuttle seating capacity was utilized during the twelve months preceding the review, the applicant shall have the right to discontinue the shuttle service.



March 31, 2003



Mr. John Bell
Zoning Administrator
City of Atlanta
55 Trinity Avenue, Suite 3350
Atlanta, GA 30335-0310

Paul Thompson
President, Edgewood Task Force
Organized Neighbors Of Edgewood
BioLab Inc.
627 East College Avenue
Decatur, GA 30030

RE: Edgewood Retail District

Gentlemen:

Prior to the City of Atlanta Zoning Committee meeting scheduled April 2, 2003, we would like to memorialize a few clarifications and understandings, which were recommended by the Zoning Review Board (ZRB) and have been discussed with the Edgewood task force since the public hearing on March 13, 2003. The revised Zoning Site Plan (dated January 24, 2003 with latest revision #3 dated March 19, 2003) has been revised and submitted to the City to reflect the agreed upon changes. These changes are as follows:

1. The "zoning conditions" from Organized Neighbors of Edgewood (ONE) and NPU O and Bureau of Planning have been added to the drawing.
2. Regarding the 23 conditions from the Bureau of Planning staff report, the following conditions are to be deleted: conditions numbered 3, 6, 8, 9, 10 and 17. Also condition numbered 4 shall be amended to read: "Residential uses shall be constructed concurrently with an equivalent percentage of commercial space, so that when a 100% of the commercial space has been built, 120 units of the proposed residential space shall also have been built."

Regarding the 6 pages of conditions drafted 3/10/03 labeled "neighborhood conditions" totaling 57 conditions and 3 additional unnumbered conditions described in a letter entitled Organized Neighbors of Edgewood dated 3/12/03, the following two conditions are not applicable and therefore shall be deleted: conditions numbered 3 of the general conditions and 7 of the Residential Conditions.



3. As agreed, the number of stories (floors) for small shop buildings along Caroline Street to be constructed has been changed to indicate a "minimum" of 2 stories on the south side of Caroline Street and for the shops A building on the north side of Caroline Street.
4. **Regarding Residential Tract A:** Residential Tract A has been changed to include a 0.70-acre park space. The residential structure on Tract A shall be no higher than 65 ft above the sidewalk grade as measured along Marion Place.

Find attached a sketch (Exhibit "A") of the proposed plaza area along Moreland Avenue between the proposed electronics store and shop A. The plaza will be a maximum of ninety-five wide. A pedestrian access point (s) will be provided off of Moreland Avenue.

Additionally, regarding clarification to ONE tree protection note # 1, please find the attached Tree Inspection Report (attached as Exhibit "B") dated October 24, 2002 prepared by Aborguard. Trees numbered 5, 6, 7, 8, 9, 10, 11, 12, 13, 18, 19, 22, 23, 24, 25, 27, 28, 29 and 31 will be saved. Tree # 2 (Pine tree) if requested will be saved. However, tree #1 will be close to impossible to save due to construction activities such as removing existing asphalt, curb and gutter, utilities and adding new sidewalks. A final "tree save" plan will be provided for your review before we begin any construction. An arborist will be retained to help design, inspect and monitor the plan to ensure the health and survivability of the trees to be saved. Due to the proposed park space on Tract A, additional trees will be saved. Several trees along the southern property line adjacent to Wrenwood Drive will also be saved.

If there are any additional questions or this letter does not agree with your understanding, please respond.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Faqua'.

Jeffrey Faqua
President
Development Division

CC: Shirley Franklin, Mayor, and City of Atlanta
Natalyn Mosby Archibong, City Council Representative, District 5, City of Atlanta
Charles Graves, Commissioner, Bureau of Planning, City of Atlanta
Nyna Gentry, Urban Planner, Bureau of Planning, City of Atlanta
Charletta Wilson-Jacks, Bureau of Planning, City of Atlanta
Shawnalea Gavin-Campbell, President, NPU-O
Garry Long, Organized Neighbors of Edgewood (ONE)

Zoning Conditions - Organized Neighbors of Edgewood (ONE)
First Draft March 10, 2003 (Revised April 16, 2003)

City of Atlanta Planning case Z-02-83
Edgewood Retail District
Caroline Street & Moreland Avenue Site

ZONING CONDITIONS

Prior to issuance of a building permit, the Director of the Bureau of Buildings is responsible for final plan approval to ensure conformance with these conditions related specifically to the Zoning Site plan entitled "Edgewood Retail District" prepared by Robertson, Loia, Roof Architects & Engineers, dated January 24, 2003 with latest revision number 4 dated April 16, 2003. (Hereinafter "Zoning Site Plan").

For purposes of these conditions, there are three (3) types of development permits issued by the Bureau of Buildings:

1. Demolition Permit (hereinafter "Demo Permit")
2. Lane Disturbance Permit, which includes grading, utilities, retaining walls, site work improvements, driveway, parking lots and parking deck (hereinafter "LDP").
3. Building permits for structures designated for human occupancy, which shall include parking decks for purposes of these zoning conditions only. (Hereinafter "Building Permit")

General Conditions

1. Prior to the issuance of the first Building Permit for structures designated for human occupancy, the Applicant (The Sembler Company and all of its agents & assigns) will ensure that an amount no less than \$500,000.00 will be placed in an escrow account with the City of Atlanta.. The sole purpose of the escrow account is to guarantee design and implementation of the traffic calming measures (or other measures aimed at reducing the impact of traffic on the surrounding neighborhoods of Edgewood and Reynoldstown) as specified in the Traffic Calming Plan, see Figure A on Zoning Site Plan Sheet 4 of 4 and/or additional, supplemental, substitute, or alternative measures approved by the City of Atlanta Public Works. All items shown and/or approved will be designed and constructed by the Applicant. The Applicant will use reasonable effort to ensure these measures are designed, approved, and constructed prior to the issuances of certificates of occupancy.

If money remains in the account 48 months after the first Building Permit is issued, or if the above traffic calming measures have been implemented to the satisfaction of the Organized Neighbors of Edgewood (by majority vote at a monthly ONE meeting), the Applicant may close the account and receive all remaining monies.

2. The Sembler Co. (Applicant) will not request any administrative site plan amendment that seeks to change or eliminate any of the numbered conditions contained herein without approval of such request from both the President of the Organized Neighbors of Edgewood and the Chair of the NPU-O. This is not a condition of any development permit or any certificate of occupancy (hereinafter "C.O.").

3. Deleted by ZRB dated March 13, 2003.
4. Applicant (and all of its agents and assigns) agrees to pay for the repair and/or cleanup of any damage and/or debris created on neighboring properties, to include, but not be limited to, cleaning up any paint over-spray, or excessive dust, as well as any refuse or garbage left by construction workers, or repairing broken windows or structural damage caused as a result of blasting, etc. Applicant shall be liable for all costs and claims of adjacent property owners with regard to damages resulting from rainwater runoff or other construction-related externalities impacting adjacent properties. This is not a condition of any development permit or C.O.
5. The size, shape and locations of building footprints and parking areas on the zoning plan are representative of the final locations. An increase or decrease in size of more than 10% to any building footprint requires notifying the Presidents of the Organized Neighbors of Edgewood and NPU-O and obtaining approval at their next monthly meetings. Said increase or decrease shall be accomplished by an administrative site plan amendment. This is not a condition to any development permit or C.O.
6. The maximum commercial square footage will be 590,500 square feet. Maximum height of buildings is:
- a) Four stories or 65 feet above street grade on Marion Place
 - b) 35 feet above street grade on Hardee Street
 - c) 50 feet above adjacent street grade for all other buildings

This is a condition of a Building Permit.

7. No development permit shall be issued permitting the demolition or construction of any buildings on the site without written assurance from the City of Atlanta's Commissioner of Watershed Management or other appropriate department head that sewer capacity is or will be available to the site prior to the completion of construction. Under no circumstances will a Certificate of Occupancy or temporary Certificate of Occupancy be issued unless sewer capacity is confirmed to be available and reserved for the site in writing by said Commissioner.
8. All deliveries, garbage collection, and other loading activities ("loading zone activities") shall be conducted inside the loading zone areas specified on the site plan, which areas shall be constructed utilizing materials designed to muffle noise and which areas shall contain doors that shall remain closed during all loading zone activities so as to eliminate noise associated with these activities. No loading zone activities whatsoever for the loading zones along the eastern and southern boundaries of the site shall occur between the hours of 8:00 p.m. and 6:30 a.m. This is not a condition of any development permit or C.O.
9. Deleted. These requirements are transferred to condition number 32.
10. The applicant shall use reasonable efforts to ensure that both the proposed residential and neighborhood commercial components are completed within 12 months from the date of the first certificate of occupancy. The proposed park space shown on the Zoning Site Plan, particularly the areas surrounding mature trees and shrubs that are required to be saved, shall remain undisturbed during construction. This is not a condition of any development permit or C.O.
11. The primary pedestrian entrances to shops A-L as identified on the Zoning Site Plan shall face and be visible from the adjacent public street, shall be directly accessible from the public sidewalk

adjacent to such public street, and shall open directly onto the adjacent public sidewalk, except at any outdoor dining area or plaza adjacent to a public sidewalk. This is a condition of a Building Permit.

Such entrance shall remain unlocked during all business hours.

12. Public sidewalks shall be located along all public streets which are adjacent to buildings shall have a minimum width of 15 feet. Sidewalks shall consist of a street furniture/tree planting zone and a clear zone. This is a condition of a LDP.
13. Sidewalk paving is to continue across all intersections, at the same width as the sidewalk. Special paving (stamped concrete, inlaid pavers, etc.) is to be used at pedestrian crosswalks. This is a condition of a LDP.
14. Street furniture and tree planting zone requirements shall apply to public streets only and shall have a minimum width of five feet. Said zone shall be located immediately adjacent to the curb of public streets and shall be continuous. Said zone shall meet the tree planting requirements of City of Atlanta Code of Ordinances subsection 16-34.012(3). In addition to the required planting of trees, this zone may also be used for the placement of street furniture including utility poles, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility and as approved by the director of the Bureau of Planning. This is a condition of a LDP.
15. Streetscape elements – Design guidelines and decorative pedestrian lights/lamps, trash receptacles, benches, and other streetscape elements shall meet specifications outlined in the City of Atlanta Quality of Life Ordinance.. This is condition of a LDP.
16. Clear zone requirements. The clear zone along Caroline St. and Moreland Ave. shall be a minimum width of ten feet. Said zone shall be located immediately contiguous to the street furniture and tree planting zone and shall be continuous. Said zone shall be hardscape, and shall be unobstructed for a minimum height of eight feet except as authorized in subsection 16-34.014(8). This is a condition of a LDP.
17. Street tree planting requirements. Street trees are required (may not include Bradford Pears) and shall be planted in the ground a maximum of 50 feet on center within the street furniture and tree planting zone and spaced equal distance between street lights. All newly planted trees shall be a minimum of three and one-half inches in caliper measured 36 inches above ground, shall be a minimum of 12 feet in height, shall have a minimum mature height of 40 feet. Mature trees shall have tree limbs removed to a minimum height of 8 feet. Trees shall have a minimum planting area of 40 square feet. All plantings, planting replacement and planting removal shall be approved by the City Arborist. The area between required plantings shall either be planted with evergreen ground cover or shall be paved as approved by the director of planning. This is a condition of a LDP.
18. Trees shall be planted in all parking areas (except lower levels of multi-story parking facilities). A minimum of one tree shall be planted per every 20 parking spaces. Trees planted in surface lots shall be a minimum of six feet in height and a minimum caliper of 2 1/2 inches, and efforts to ensure their survival shall be employed. Trees located on the upper level of parking decks are permitted to be bound in a planter pot, shall be subject to the above size requirements, and may be of species Dogwood, Crape Myrtle, or Cherry. This is a condition of a LDP.

19. Paving. All paving within the street furniture and tree planting zone located adjacent to the public street shall meet specifications outlined in the City of Atlanta Quality of Life Ordinance. This is a condition of a LDP.
20. Sidewalk curb extensions (Bulb-Outs) of at least five feet in width beyond the street furniture and tree planting zone shall be placed at a minimum of one per every 10 continuous parallel parking spaces along any public street or private drive, at all intersections, and measure a minimum of eight feet long. This is a condition of a LDP.
21. All storm water detention facilities shall be located below grade. This is a condition of LDP.
22. All of these narrative conditions will be placed on the final site plan filed with the City for zoning case Z-02-83. This is not a condition of any development permit or C.O.
23. Deleted and replaced by number 16 of Bureau of Planning Zoning Conditions.
24. Dumpsters and compactors are to be located in alleys or screened, with brick walls, from pedestrian level view along Caroline Street, Moreland Avenue, Hardee Street or Marion Place. This is a condition of a Building Permit.
25. The use of barbed wire, razor wire, chain link fence on the Property is prohibited. The use of chain link fence and barbed wire are acceptable during the construction phase for security reasons, however, the use of razor wire is strictly prohibited at all times. This is a condition of a LDP.
26. All street lighting which is mounted on poles are to have a maximum height of 20 ft. Parking lot lighting will be limited in height to 30 feet or less. Lighting from commercial uses is to be prevented from shining onto residential uses by using full-cutoff fixtures and by using house side shields when adjacent to such residential uses. All flood lighting, such as that illuminating signage or buildings is to be mounted so as to provide illumination down from above. This is a condition of a LDP.
27. The former Shoe Factory, as shown on the Zoning Site Plan, shall remain. Any exterior renovations shall not detract from its historic character, as it won an award from the Urban Design Commission. This is a condition of Demolition Permit and Building Permit for the Shoe Factory building only.
28. The Sembler Company is to enter into a maintenance agreement with the City to maintain the Caroline Street and Moreland Avenue sidewalk and landscaped areas, and the Edgewood Park, including but not limited to all landscaping, lighting, furniture, and decorative elements located therein. designated for human occupancy.
This is a condition of a Building Permit.
29. Edgewood Park
- The park space in front of the Shoe Factory shall have a minimum size of one-half acre.
 - A street with a maximum width of 20 feet is to surround the west, south and east sides of
 - The park. This street is to include on street parking on the street side opposite the park.
 - A grassed area is to comprise a minimum of 40% of the park area.
 - The street curbs around the park are to be sloped such that they are easily mountable by wheel chair or stroller.
 - A hardscaped area (i.e. "plaza") is to provide space for small music groups, speakers or other small public events.

- Park elements are to include a fountain or other focal landmark such as a statue or monument, shade trees and benches.
- A walkway is to be located along the west, north and east edges of the park.

This is a condition of the LDP.

30. Single Family Residential Buffer (as shown on sheet 1 of 4 of Zoning Site Plan with latest revision dated April 16, 2003)

- Where the rear and side yards of single-family homes are adjacent to the Property along the private drives, Wrenwood Drive and Wrenwood Place, a buffer area is to be provided on the property between the single-family property line and any building which is to include:
- A solid wooden privacy wall adjacent to or within 10 feet from the single family property line, a minimum of six (6) feet tall, which may be located on top of or beside a retaining wall if required by grading issues.
- A 20 foot wide landscaped area between the property line and Wrenwood Drive is to be planted with shade trees, evergreen shrubs and ground cover.
- A private drive with two (2) travel lanes, on street parking and a sidewalk.
- A landscaped buffer at least 10 feet wide (including 5 foot sidewalk) is to be provided between the building and Wrenwood Drive and is to be planted with evergreen trees (Leyland Cypress, Cherry Laurel, or approved equal) and ground cover.

This is a condition of the LDP.

31. Fenestration Requirements for the Public Sidewalk and Private Drives:

- All along Caroline Street, and along Moreland Avenue within 200 feet north of Caroline Street and 650 feet south of Caroline Street, buildings identified as building A – L on Zoning Site Plan Sheet 1 of 4 are permitted to have no more than 15 horizontal linear feet of blank wall without building entrances or storefront display windows.
- Buildings along the main north-south private drive within 300 feet of Caroline Street are required to have no more than 25 horizontal feet without building entrances or storefront display windows.

This is a condition of Building Permit.

32. Storefront display windows referenced in condition number 31 above will begin a maximum of 30 inches above the finished floor (FF) sidewalk and have a minimum height of 9 feet above finished floor (ff) elevation or 8 feet above ff when additional decorative windows are included above the primary window. Primary windows shall allow views of the store interior or display windows and shall not have painted glass, reflected glass, or other similarly treated material. However, shutters or blinds may be used to reduce glare. This is a condition of the Building Permit.

33. Bicycle parking Requirements:

- Moreland Ave and Caroline Street - One inverted U rack in furniture zone at each building block.
- Big Box Stores - Multi-bicycle parking Wave-type racks in covered parking area, providing a minimum of 7 bike parking spaces for each store near employee entrance to each store

- Parking Decks / Parking Lots - Multi-bicycle parking wave type racks in covered parking area, providing 1 bike parking space for every 20 employees at adjacent stores/businesses, and within 200 feet of any store or business' employee entrance.
- Clearance around Bicycle Racks - Adequate clearance is to be provided around all edges of all racks to allow for access from all sides of rack.

This is a condition of C.O. for all commercial buildings.

34. A decorative fence, up to 6 feet in height, is to be located on the southern edge of the Garden Center on the north side of Caroline Street. Such fence is to consist of brick columns and metal pickets. This is condition of the LDP
35. Applicant (and all of its agents and assigns) will designate entrance and exit points on the final set of construction drawingsto insure that all construction and delivery trucks use internal drives wherever possible and not the surrounding neighborhood streets. The applicant and its agents and assigns will designate truck entrances and exit points for construction and delivery trucks by posting directional signs on its property. The applicant shall post signs on the East end of Caroline Street, and on the East ends of Wrenwood Drive and Wren wood Place, which state that truck traffic is prohibited. This is condition of the LDP.
36. The architectural theme for the development shall be consistent with the theme(s) as shown on Zoning Site Plan Sheet 4 of 4 identified as Figures B1 – B4 This is a condition of the Building Permit
37. Internally illuminated exterior store signage for the neighborhood commercial portion along Caroline Street and Moreland Avenue shall not be permitted. This includes neon or internally lit boxes with plastic or glowing faces or letters. The light fixture illuminating the sign must be affixed to the building upon which the sign is attached and the illumination must be directed towards the sign face. This is a condition of a sign permit.
38. There shall be two (2) shopping center signs, which shall comply with the City of Atlanta Sign Ordinance, and shall comply with the rendering identified as Figure C on the Zoning Site Plan Sheet 4 of 4. This is a condition of a sign permit.

Additional conditions (not referenced on previous site plan):

39. The Sembler Company agrees to fund a traffic signal to be placed at the intersection of Moreland Avenue and Hardee Street, said traffic signal to be subject to all required governmental approvals. Said signal is not a condition of any development permit.
40. The Sembler Company agrees to place a traffic arm at the intersection of Hardee Street and Wrenwood Place, and to lower said arm from shopping center closing hours on Saturday until 12:00 noon on Sunday in order to restrict access to the development at that said intersection during those hours.

Installation of traffic arm shall be a condition of the LDP.

41. Developer shall provide the sum of \$200,000 for offsite green space acquisition within the neighborhood of Edgewood. The \$200,000 shall be properly earmarked and deposited into an escrow account at the City of Atlanta. Said deposit shall be received by the City within fourteen (14) days of issuance of a Land Disturbance Permit. This is a condition of the LDP.

Construction-Phase Conditions

"Construction-Phase Conditions" are those that apply during the period of the first groundbreaking through the full commercial and residential tenant occupancy, the date at which residents may move-in, and shoppers may patronize all of the stores. The Sembler Co. (and all future owners of the property) is responsible for the compliance by all subcontractors.

- 1 The Sembler Co. is to provide and insure all pest extermination on the Property in connection with demolition of the existing buildings. This is a condition of the Demo Permit.
2. The Sembler Co. is to ensure that all construction debris is removed through legal means, and not by dumping on neighborhood streets or undeveloped parcels. This is not a condition of any development permit or C.O.
3. The Sembler Co. is to ensure that all vehicles including employees, who are involved in the construction, enter and exit the site via Moreland or Caroline and not via the surrounding residential streets. In addition, parking of these vehicles on the neighborhood streets is strictly prohibited. This is not a condition of any development permit or C.O.
4. The Sembler Co. is to establish a hotline during all hours of construction (8 am – 10 pm), to be answered by a live attendant. During non-construction hours, Sembler is to set up a voicemail system using the same phone number to receive voice messages. The purpose of this hotline is to receive, log and respond to noise and similar complaints from neighboring residents. The attendant of such hotline is required to call the party making the complaint within 4 hours, and as requested by the caller, until the problem is resolved. The hotline's phone number is to be provided to the Chair of the NPU-O and the president of the Organized Neighbors of Edgewood prior to ground breaking, and posted on signs located around and throughout the site. The size, quantity and placement of such signs shall be dictated by ONE. This is not a condition of any development permit or C.O.
5. Deleted due to unenforceability.

Use Restrictions of Property

(Conditions numbered 1-3 are conditions of Building Permit)

1. The following uses for the property are not permitted: adult businesses, hospitals, mortuary and funeral homes, new and used car sales, multi-car car washing and detailing facilities, repair garages and paint and body shops and related car storage, independent park for hire lots or structures, truck stops and businesses for whom check cashing is more than 10% of transactions (banks and credit unions are acceptable uses).

Tree Protection

1. Trees numbered 5, 6, 7, 8, 9, 10, 11, 12, 13, 18, 19, 22, 23, 24, 25, 27, 28, 29, and 31 as indicated on the Tree Health Plan dated ~~October 24, 2002~~, provided by Arboguard, are to be saved, and provided the necessary measures for their long term health before, during, and after construction. This is a condition of the LDP.
2. The Sembler Co. is to hire and retain a tree care company for monitoring and care during construction to ensure that proper tree protection measures are in place for the above trees, and such measures are implemented prior to grading and earth movement procedures. Sembler is to provide proof of such retention to the Organized Neighbors of Edgewood prior to grading. This is a condition of the LDP.
3. The Sembler Co. is to provide the Organized Neighbors of Edgewood with an annual tree health report of all trees referenced in Tree Protection condition number one on the site. Said report shall be submitted bi-annually for two years after LDP is issued. This report is to be provided by a professional tree care company, and will coincide with the date of the initial building permit. The Sembler Co. will undertake measures as suggested in the tree health report to ensure 100% tree survival. This is not a condition of any development or C.O.

Residential Conditions - Marion Place And Hardee Street

(Conditions 1-6 are conditions of the Building Permit)


1. Buildings are to be set back from the sidewalk a minimum of 5 feet. This five-foot area between the sidewalk and the building is to be entirely landscaped, with the exception of steps and walkways.
2. Steps, porches and/or large stoops are required and are to have decorative balustrades and railings, not solid walls.
3. When there are more than 4 residential units per building, all ground floor units are to have individual ground floor entrances facing the street and directly connected to the sidewalk with a pedestrian walkway.
4. Walls and fences located between the buildings and the street are to have a maximum height of 42 inches.
5. Garage and carport entrances are not to directly face the street and sidewalk.
6. Driveways are to be combined where possible, to minimize the number of driveway curb cuts.
7. Deleted by ZRB dated March 13, 2003.
8. The final residential site plan and residential architectural elevations and theme shall be submitted to the Organized Neighbors of Edgewood prior to construction. Said architectural elevation shall generally comply with Figures F1 and F2 as identified on Zoning Site Plan Sheet 4 of 4. This is not subject to any development permit

APR 21 2003



EDGEWOOD RETAIL DISTRICT
ATLANTA, GEORGIA

THE SEMBLER COMPANY
ATLANTA, GEORGIA



PARK SUMMARY	
EDGEWOOD PARK	0.84 AC*
PARK 1	
POCKET PARK 2-3	0.73 AC
POCKET PARK 3-8	0.34 AC
COURTYARD	
POCKET PARK 9-10	0.32 AC
POCKET PARK 11-12	0.18 AC
TOTAL	2.02 AC

* INCLUDES SITE AC. WITHIN
CANDLER STREET EASE

1

ZONING SITE PLAN

PROPOSED ZONING C-3

BRANTLEY ST.
MICHIGAN
RUE
MORELAND AVE
U.S. HWY. 23 / SR. 42
MICHIGAN
MICHIGAN

COMMERCIAL PARKING SUMMARY			
TICKET	DESCRIPTOR	STATION NUMBER	PARKING PROVIDED
B	SHOPPING CENTER	30A, 100 W	1,445 SPACES
F	SHOPPING CENTER	20A, 000 W	734 SPACES
	TOTAL	500,500 W	2,179 SPACES

RESIDENTIAL SUMMARY						
TRACT	DESCRIPTION	LAND AREA	SIZE	#AC	#BLK	FAMILY
A	SUB-1-SHOP APARTMENTS	1.56 AC.	70,000 SF	780	780	780

[illegible]

Sheet 1 of 13

Atlanta Gas Light
Site

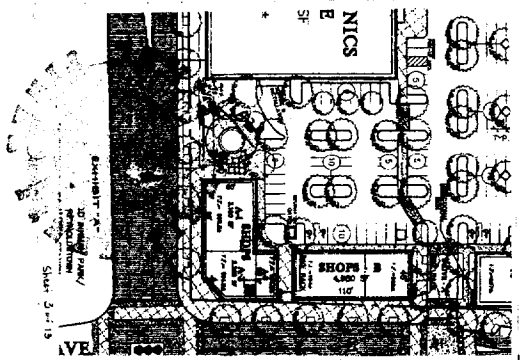
1. The purpose of this report is to provide a detailed description of the site conditions and to recommend a plan of development for the site. The site is located in the Edgewood Retail District, Atlanta, Georgia. The site is bounded by Peachtree Street to the north, Peachtree Street to the south, Peachtree Street to the east, and Peachtree Street to the west. The site is currently vacant and is zoned for retail use. The proposed development consists of a retail building with a total area of 100,000 square feet. The building will be constructed of brick and will have a flat roof. The building will be surrounded by a parking lot. The site is located in a commercial area and is accessible by public transportation. The proposed development is consistent with the zoning regulations and the community development plan for the area.

Sheet 1 of 13

Atlanta Gas Light Site

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Sheet 2 of 13



Atlanta Gas Light
Site

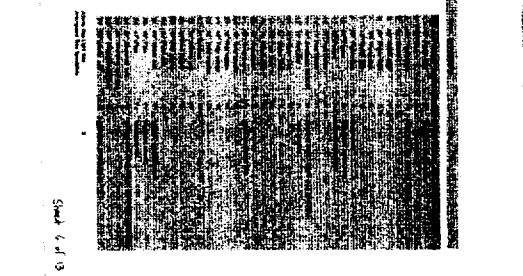
Atlanta Gas Light
Site

Sheet 4 of 13

Atlanta Gas Light Site

1. The purpose of this report is to provide a detailed description of the site conditions and to recommend a plan of development for the site. The site is located in the Edgewood Retail District, Atlanta, Georgia. The site is bounded by Peachtree Street to the north, Peachtree Street to the south, Peachtree Street to the east, and Peachtree Street to the west. The site is currently vacant and is zoned for retail use. The proposed development consists of a retail building with a total area of 100,000 square feet. The building will be constructed of brick and will have a flat roof. The building will be surrounded by a parking lot. The site is located in a commercial area and is accessible by public transportation. The proposed development is consistent with the zoning regulations and the community development plan for the area.

Sheet 5 of 13



Atlanta Gas Light
Site

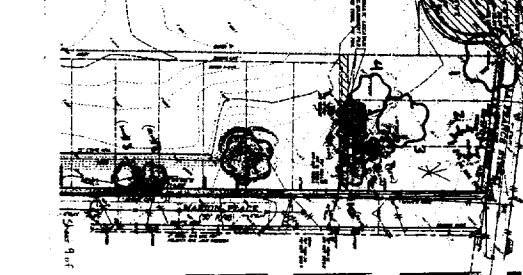
Atlanta Gas Light
Site

Sheet 6 of 13

Atlanta Gas Light Site

1. The purpose of this report is to provide a detailed description of the site conditions and to recommend a plan of development for the site. The site is located in the Edgewood Retail District, Atlanta, Georgia. The site is bounded by Peachtree Street to the north, Peachtree Street to the south, Peachtree Street to the east, and Peachtree Street to the west. The site is currently vacant and is zoned for retail use. The proposed development consists of a retail building with a total area of 100,000 square feet. The building will be constructed of brick and will have a flat roof. The building will be surrounded by a parking lot. The site is located in a commercial area and is accessible by public transportation. The proposed development is consistent with the zoning regulations and the community development plan for the area.

Sheet 8 of 13



Atlanta Gas Light
Site

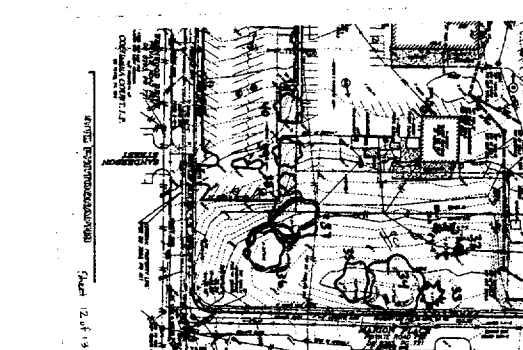
Atlanta Gas Light
Site

Sheet 9 of 13

Atlanta Gas Light Site

1. The purpose of this report is to provide a detailed description of the site conditions and to recommend a plan of development for the site. The site is located in the Edgewood Retail District, Atlanta, Georgia. The site is bounded by Peachtree Street to the north, Peachtree Street to the south, Peachtree Street to the east, and Peachtree Street to the west. The site is currently vacant and is zoned for retail use. The proposed development consists of a retail building with a total area of 100,000 square feet. The building will be constructed of brick and will have a flat roof. The building will be surrounded by a parking lot. The site is located in a commercial area and is accessible by public transportation. The proposed development is consistent with the zoning regulations and the community development plan for the area.

Sheet 11 of 13



Atlanta Gas Light
Site

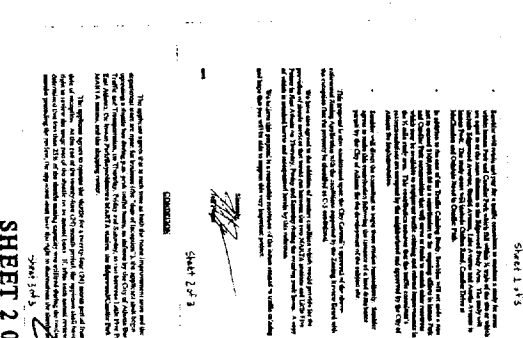
Atlanta Gas Light
Site

Sheet 12 of 13

Atlanta Gas Light Site

1. The purpose of this report is to provide a detailed description of the site conditions and to recommend a plan of development for the site. The site is located in the Edgewood Retail District, Atlanta, Georgia. The site is bounded by Peachtree Street to the north, Peachtree Street to the south, Peachtree Street to the east, and Peachtree Street to the west. The site is currently vacant and is zoned for retail use. The proposed development consists of a retail building with a total area of 100,000 square feet. The building will be constructed of brick and will have a flat roof. The building will be surrounded by a parking lot. The site is located in a commercial area and is accessible by public transportation. The proposed development is consistent with the zoning regulations and the community development plan for the area.

Sheet 13 of 13



12. *Shirley M. Adams and Ronald L. Adams, eds., The American Family: A Social History, 1600-1900*. New York: Basic Books, 1982. Pp. 320. \$14.95. ISBN 0-465-01400-0. A volume of 16 essays.
13. *Robert M. Adams, ed., The American Family: A Social History, 1900-1980*. New York: Basic Books, 1982. Pp. 320. \$14.95. ISBN 0-465-01401-7. A volume of 16 essays.
14. *Robert M. Adams, ed., The American Family: A Social History, 1980-1990*. New York: Basic Books, 1982. Pp. 320. \$14.95. ISBN 0-465-01402-4. A volume of 16 essays.
15. *Robert M. Adams, ed., The American Family: A Social History, 1990-2000*. New York: Basic Books, 1982. Pp. 320. \$14.95. ISBN 0-465-01403-1. A volume of 16 essays.
16. *Robert M. Adams, ed., The American Family: A Social History, 2000-2010*. New York: Basic Books, 1982. Pp. 320. \$14.95. ISBN 0-465-01404-8. A volume of 16 essays.
17. *Robert M. Adams, ed., The American Family: A Social History, 2010-2020*. New York: Basic Books, 1982. Pp. 320. \$14.95. ISBN 0-465-01405-5. A volume of 16 essays.
18. *Robert M. Adams, ed., The American Family: A Social History, 2020-2030*. New York: Basic Books, 1982. Pp. 320. \$14.95. ISBN 0-465-01406-2. A volume of 16 essays.
19. *Robert M. Adams, ed., The American Family: A Social History, 2030-2040*. New York: Basic Books, 1982. Pp. 320. \$14.95. ISBN 0-465-01407-9. A volume of 16 essays.
20. *Robert M. Adams, ed., The American Family: A Social History, 2040-2050*. New York: Basic Books, 1982. Pp. 320. \$14.95. ISBN 0-465-01408-6. A volume of 16 essays.
21. *Robert M. Adams, ed., The American Family: A Social History, 2050-2060*. New York: Basic Books, 1982. Pp. 320. \$14.95. ISBN 0-465-01409-3. A volume of 16 essays.
22. *Robert M. Adams, ed., The American Family: A Social History, 2060-2070*. New York: Basic Books, 1982. Pp. 320. \$14.95. ISBN 0-465-01410-0. A volume of 16 essays.
23. *Robert M. Adams, ed., The American Family: A Social History, 2070-2080*. New York: Basic Books, 1982. Pp. 320. \$14.95. ISBN 0-465-01411-7. A volume of 16 essays.
24. *Robert M. Adams, ed., The American Family: A Social History, 2080-2090*. New York: Basic Books, 1982. Pp. 320. \$14.95. ISBN 0-465-01412-4. A volume of 16 essays.
25. *Robert M. Adams, ed., The American Family: A Social History, 2090-2100*. New York: Basic Books, 1982. Pp. 320. \$14.95. ISBN 0-465-01413-1. A volume of 16 essays.

34. A patient with a history of alcoholism presents with a 2-week history of decreased appetite, weight loss, and fatigue. Physical examination reveals a mild anemia and a positive T-12 rib tenderness. Laboratory studies show a hemoglobin of 10 g/dL, hematocrit of 30%, and a positive serum ferritin. The patient's liver function tests are normal. What is the most likely diagnosis?
35. A 65-year-old male patient with a long history of smoking presents with a 3-month history of cough, weight loss, and hemoptysis. Physical examination reveals a mild anemia and a positive T-12 rib tenderness. Laboratory studies show a hemoglobin of 10 g/dL, hematocrit of 30%, and a positive serum ferritin. The patient's liver function tests are normal. What is the most likely diagnosis?
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- RECEIVED
APR 21 2003
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APR 21 2003
MUNICIPAL CLERK

- [illegible]



FIGURE A
TYPICAL CLADDING PANEL



FIGURE B-1
COMMERCIAL ARCHITECTURE



FIGURE B-2
COMMERCIAL ARCHITECTURE



FIGURE B-3
COMMERCIAL ARCHITECTURE



FIGURE B-4
COMMERCIAL ARCHITECTURE



FIGURE B-5
COMMERCIAL ARCHITECTURE

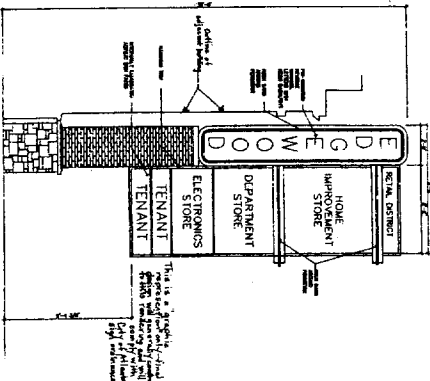


FIGURE C
SHOPPING CENTER
PYLON SIGN RENDERING

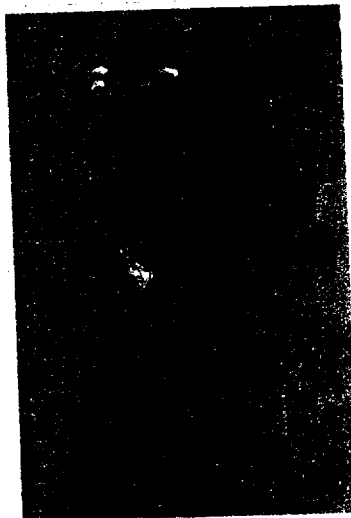


FIGURE D
DECORATIVE WALL

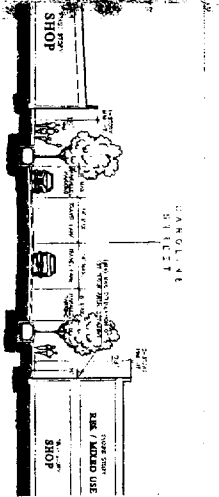


FIGURE E
CROSS SECTION

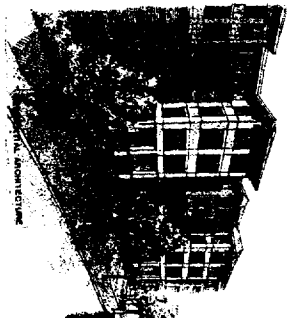


FIGURE F
COMMERCIAL ARCHITECTURE

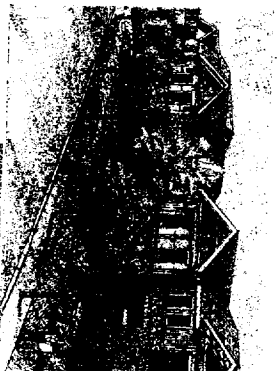
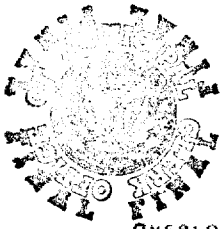


FIGURE G
RESIDENTIAL ARCHITECTURE

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OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

LARRY M. DINGLE

LDINGLE@WBILEGAL.COM
DIRECT DIAL: (770) 803-3704

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

April 21, 2003

The Honorable Natalyn Mosby Archibong
Council member, 5th Council District
City of Atlanta
55 Trinity Avenue
Atlanta, GA 30301

Re: City Ordinance 02-O-2176; Zoning Ordinance Z-02-83;
1219 Caroline Street, N.E.

Dear Council member Archibong:

Our client, The Sembler Company ("Sembler") has authorized me to advise you that with regard to the above-referenced zoning application, that we have estimated that the Edgewood development will create approx 1600 new jobs. Sembler, by this letter, is committing to work with each of its major tenants during the construction phase of this project to conduct major job fairs in an effort to maximize the employment of residents in the neighborhoods surrounding the project site. Furthermore, Sembler will work with its tenants to encourage the tenants to give employment priority to area residents. Sembler will also work with the City of Atlanta and the Georgia Department of Labor in the effort to ensure that it creates employment opportunity for area residents.

If you have any questions or concerns regarding this letter, please don't hesitate to call me.

Sincerely,

WILSON BROCK & IRBY, L.L.C.

A handwritten signature in cursive script that reads "Larry M. Dingle".

Larry M. Dingle

RCS# 4626
4/21/03
3:24 PM

Atlanta City Council

Regular Session

02-O-2176 Z-02-83; 1219 Caroline St., NE (O-5)
 I-2, I-1-C & RG-2 to C-3-C
 ADOPT/SUB/AMEND

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 0
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	B Woolard

02-O-2176

02-0-2176

(Do Not Write Above This Line)

AN ORDINANCE Z-02-83
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE
I-2 (HEAVY INDUSTRIAL), I-1-C (LIGHT-
INDUSTRIAL-CONDITIONAL) AND THE RG-2
(RESIDENTIAL GENERAL-SECTOR 2)
DISTRICTS TO THE C-3 (COMMERCIAL-
RESIDENTIAL) DISTRICT, PROPERTY
LOCATED AT 1219 CAROLINE STREET, N.E.
FRONTING 1420 FEET ON THE EAST SIDE
OF MORELAND AVENUE BEGINNING AT THE
SOUTHEAST INTERSECTION OF THE EAST
RIGHT-OF-WAY OF MORELAND AVENUE
WITH THE SOUTH RIGHT-OF-WAY OF
THE CSX RAILROAD. DEPTH:
VARIES; AREA: 41.9 ACRES; LAND
LOT 209, 15TH DISTRICT, DEKALB COUNTY,
GEORGIA.

OWNER: ATLANTA GAS LIGHT

COMPANY, ET AL

APPLICANT: THE SEMBLER COMPANY

BY: LARRY M. DINGLE, ESQ., ATTORNEY

NPU-O COUNCIL

ADOPTED BY

APR 21 2003

COUNCIL

- ☐ **CONSENT REFER**
☒ **REGULAR REPORT REFER**
☐ **ADVERTISE & REFER**
☐ **1st ADOPT 2nd READ & REFER**

Date Referred

1/6/03

Referred To:

ZRB + Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Actions:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Actions:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Actions:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

COUNCIL ACTION

☒ 2nd☐ 1st & 2nd☐ 3rd

Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED
 APR 21 2003
John G. Moore
 COUNCIL PRESIDENT PROTEM

CERTIFIED
 APR 21 2003
Rhonda Daughlin Johnson
 MUNICIPAL CLERK

MAYOR'S ACTION

Audrey Landolt
 MAYOR